

**TOWN OF SOMERS
PLANNING COMMISSION**

**REGULAR MEETING
JANUARY 12, 2012
TOWN HALL – 7:00 P.M.**

CALL TO ORDER:

Chairman Bradley Pellissier called the regular meeting to order at 7:00 p.m. Members Clifford Bordeaux, Vice-Chair, Greg Genlot, William Salka and Scott Sutter were present which constituted a quorum. Also present was Jeff Bord, Director of Public Works/Town Engineer

Chairman Pellissier amended the agenda to include #111 Scully Road one Lot Re-subdivision. Application #415, Map 6, Lot 22 and giving an option to vote on it tonight and put in under New Business. Also included to the amended agenda was the discussion of the Zoning Commission Referral - Driving Range, #349 Main Street, LLC which includes the existing snack bar and to allow the sale of alcoholic beverages as a modification to the language.

Mr. Sutter made motion to amend the agenda to include #111 Scully Road on Lot Re-subdivision. Application #415, Map 6 Lot 22 under New Business and the addition of the Zoning Commission Referral – Driving Range, #349 Main Street, LLC which includes the existing snack bar and to allow the sale of alcoholic beverages as a modification to the language. It was seconded by Mr. Genlot and all were in favor, motion carried.

PUBLIC HEARING:

Chairman Pellissier opened the Public Hearing regarding #111 Scully Road one Lot Re-subdivision. Application #415, Map 6, Lot 22.

Mike Mocko representing Ward Engineering and the applicant approached along with Rachel Dearborn, Landmark Surveys, LLC who is the surveyor of the project and was present to answer any questions. Mike Mocko discussed the proposal. Basically, there is an existing home and parcel that will be split in half creating new Lot 2. Both lots now comply with all Planning and Zoning Regulations regarding lots areas and setbacks and buildable areas. Lot 1 which is the existing home will have a buildable area of 2.84 acres and Lot 2 will have a buildable area 1.14 acres. Total area for Lot 1 is 3.17 acres and Lot 2 is 2.12 acres.

Mike Mocko has met with the Conservation Commission regarding wetland issues. Mike Mocko pointed out the wetland area on his map to the Planning Commission. He has addressed all the Conservation Commissions issues and requirements. The Conservation Commission signed off on the plan. Mike Mocko also addressed all sanitary issues with Steve Jacobs, Town Sanitarian, regarding septic systems, wells and appropriate setbacks. Jeff Bord reported that they have not received an e-mail from Steve Jacobs yet. Mr. Bord spoke with Steve Jacobs today and confirmed that was the only change he was looking for was on the detail sheet. Chairman Pellissier confirmed with Mr. Bord that Steve Jacobs has seen the information on the Plan and he just needed a memo from Steve. Rachel Dearborn mentioned they have confirmed it with Steve Jacobs as well in a phone conversation but has not received anything in writing.

Mike Mocko said the plans are complete. They have provided the Town with an appraisal of the land for the Open Space fee in lieu of land dedication and a \$1,000 fee in total will be assessed against Lot 2 to fill the Open Space requirement. Mr. Bord was supplied with the appraisal.

Chairman Pellissier asked if there are any receipts because we need proof it was sent out. Rachel Dearborn presented the certificate of mailing and the green slips for the certified mailing. Chairman Pellissier asked if anyone from the audience had any comments in favor or against.

Gail Panciera of 10 Franklin Woods Drive approached the table and said she did receive the public notice. Rachel Dearborn said there were two mailings. One the return receipt was attached to. Chairman Pellissier said it was not a requirement to send it back. Gail said her map does not agree with Mike Mocko's map. Her dimensions are different and about 5 feet off. Rachel Dearborn said she can take a look at it. There are several discrepancies in the boundaries surrounding with different pins in it and she would be happy to discuss it with Gail. The street map that was filed with the town does not match the Map. Mike Mocko and the Planning Commission discussed the Map in detail.

Gail asked if the brook will be disturbed. Chairman Pellissier confirmed the brook will not be disturbed. If the property owner wanted to do anything with the wetland area, they would have to contact the Conservation Commission.

Mr. Genlot made motion to close the Public Hearing for 111 Scully Road, one Lot Re-Subdivision Application #415, Map 6, Lot 22 and Mr. Bordeaux seconded it. All were in favor, motion carried.

AUDIENCE PARTICIPATION: None

OLD BUSINESS: None

NEW BUSINESS:

Mr. Sutter made motion to take items out of order to discuss #111 Scully Road Re-subdivision, Application #415 Map 6, Lot 22 first. It was seconded by Mr. Bordeaux. All were in favor, motion carried.

- a. Zoning Commission Referral – Driving Range #349 Main Street, LLC, Modification to existing Special Use Permits to include 6,480 S.F. arcade/game room, a second seasonal 5,000 S.F. accessory tent, a 440 S.F. addition to the existing snack bar and to allow the sale of alcoholic beverages.
- b. #111 Scully Road Re-subdivision, Application #415, one new lot proposed

b. #111 Scully Road Re-subdivision, Application #415, one new lot proposed

Mr. Genlot made a motion to approve #111 Scully Road, one Lot Re-Subdivision Application #415, Map 6, Lot 22 on the condition that we receive report back from Steve Jacobs. Mr. Sutter seconded. All were in favor, motion carried.

a. Zoning Commission Referral – Driving Range #349 Main Street, LLC

Tim Coons, J.R. Russo & Associates, LLC along with Jonathan Murray, 349 Main Street, LLC were present to discuss the Driving Range. He explained the proposal at the Somers Golf Center. It is an 18 acre site on the north side of Main Street. The Driving Range is on the west. The entrance coming off on Main Street, parking, miniature golf course, go-kart track, batting cages and accessory tent area out back. They are proposing to add an addition to the snack bar, a 6,480 arcade building and a second accessory tent behind the existing one.

Jonathan Murray presented maps for the Planning Commission to review and said the sides would be stoned faced. It will have the same siding as the restaurants and other buildings. Brown hue will be added to break up the colors a little. They will have the green roof. It will be a barn-style building. It is a two-story building and the second floor will be used for storage for right now.

Tim Coons said in order to accommodate these additional Uses they will be expanding the parking lot with a 69 space lot which will come off the existing parking lot.

Mr. Sutter asked if there will be a sprinkler system added. Tim Coons said they are not required by code to do so. The dimensional on the seasonal tent will be 50x100. The final part of the application is to request the permission

of alcoholic beverages to be sold at the site under Section 214.87 of the Zoning By-Laws. Tim Coons received approval from the Conservation Commission last week.

Mr. Sutter made motion for a positive recommendation of the #349 Main Street Driving Range back to the Zoning Commission and it was seconded by Mr. Bordeaux. All were in favor, motion carried.

STAFF REPORTS:

a. Plan of Conservation and Development

Chairman Pellissier discussed the questions on the survey. Mr. Salka reported the questions are in the final format. First Selectman, Lisa Pellegrini has a draft of it. Few changes were made and questions have been updated. The format will dictate the mailing and printing costs. The questions can be put onto a tri-fold; however, this way would be expensive because it would have to be printed on stock paper. Mr. Salka also suggested that it could be put in a mailer with a return envelope.

Chairman Pellissier asked Mr. Salka if we could get a sample and cost of each so we can discuss with the First Selectman, Lisa Pellegrini to see if it is worth the expense difference. Mr. Salka can provide the cost estimate on the printing. He is not sure about the mailing. Mr. Genlot suggested bulk rate mailing. Sending the survey via e-mail to all the residence is another option but they would have to get everyone's e-mail. Chairman Pellissier asked Mr. Salka if he would be able to stop by the post office and find out the cost of mailing. Mr. Salka suggested Chairman Pellissier could write a letter to the residence explaining the purpose of the survey. Mr. Salka asked if we could test the question. We could have a focus group and ask them the questions. The questions are pretty straightforward. The terms in the survey may be a problem. We can get a group of faculty together and ask the students. We want to make sure people are not stumbling over it. The people at the Town have a broader understanding of this.

Chairman Pellissier said if we need a public information session gives people a chance to hear about it. When we refer this to the Board of Selectman, they would have to hold a public hearing.

Chairman Pellissier said ultimately the next step would be to ask First Selectman Lisa Pellegrini her thoughts.

Discussion continued on the cost and how the survey will be mailed ensued.

APPROVAL OF MINUTES: December 8, 2011

Mr. Sutter made motion to approve the Minutes of December 8, 2011 and Mr. Bordeaux seconded it. All were in favor, motion carried.

ADJOURNMENT:

Mr. Sutter made motion to adjourn the Planning Commission meeting at 8:01 p.m. and it was seconded by Mr. Salka. All were in favor, motion carried.

Respectfully submitted,

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING